

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, July 8, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Appeals

- V-10-070** Appeal of **1075 Peachtree Street, LLC., Steve Brodie and Jessica Hill** of a decision of an administrative officer of the Bureau of Buildings for approval letters related to five alcoholic beverage licenses. The property is located **1021-1029 Peachtree Street, N.E.** fronting 423 feet on the east side of Peachtree Street and beginning at the southwest intersection of Peachtree Street and Eleventh Street. Zoned SPI-16/SA-1 (Residential) District. Land Lot 106 of the 17th District, Fulton County, Georgia.
Owner: Dewberry 10th Street, LLC.
Council District 6, NPU-E

New Cases

- V-10-049** Application of **Thomas Cook and Paul Brown** for a variance to reduce the west side yard setback from 7 feet to 3 feet 6 inches for a garage addition to an single family residence. The property is located at **726 Amsterdam Avenue, N.E.,** fronting 50 feet on the north side of Amsterdam Avenue and beginning approximately 285 feet west of the north intersection of Amsterdam Road and Brookridge Drive. Zoned R-4 District (Residential). Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Thomas Cook
Council District 6, NPU-F
- V-10-082** Application of **Shea Roberts** for a variance to reduce the side yard setback from 7 feet to 1 foot and to allow a detached residential accessory structure to exceed 30% of the main structure for a garage. Property is located at **1180 Cumberland Road, N.E.,** fronting 60 feet on the north side of Cumberland Road and beginning approximately 596.5 feet east of the northeast intersection of Cumberland Road and North Highland Avenue. Zoned R-4 (Residential) District. Land Lot 55 of the 18th District, DeKalb County, Georgia.
Owner: Jennings P., LLC.
Council District 2, NPU-F
- V-10-083** Application of **Doug Bond** for a special exception to reduce the off street parking requirement from 220 spaces to 132 spaces to allow for the conversion of an existing retail establishment into an eating and drinking establishment. The property is located at **676-A North Highland Avenue, N.E.,** fronting 334.45 feet on the west side of North Highland Avenue and beginning at the southwest intersection of North Highland Avenue and Ponce de Leon Avenue. Zoned C-1 District (Community Business). Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Ponce Investments, LLC.
Council District 2, NPU-N
- V-10-084** Application of **Diane Barfield** for a variance to reduce the east side yard setback from 15 feet to 10 feet to allow an addition to a single family house. The property is located at **106 Peachtree Battle Avenue, N.W.,** fronting 100 feet on the south side of Peachtree Battle Avenue and beginning approximately 765.6 feet west of the southwest intersection of Peachtree Battle Avenue and Peachtree Road. Zoned R-2A (Residential) District. Land Lot 111 of the 17th District, Fulton County, Georgia.

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, July 8, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

Owner: Harold Jamison Maske
Council District 8, NPU-C

- V-10-085** Application of **David T. Haycock** for a variance to reduce the front yard setback from 50 feet to 35 feet to allow for a covered porch to a single family residence. Property is located at **1814 Woodcliff Terrace, N.E.**, fronting 180 feet on the east side of Woodcliff Terrace and beginning approximately 290 feet north of the northwest intersection Woodcliff Terrace and Wildwood Road. Zoned R-3 (Residential) District. Land Lot 4 of the 17th District, Fulton County, Georgia.

Owner: Helen Layless
Council District 6, NPU-F

- V-10-087** Application of **Michael Sard** for a special exception to reduce the on site parking requirement from 88 spaces to 21 spaces on site and to allow 67 spaces within 500 feet of the primary use to allow for an existing 6,600 sq. ft. retail establishment to be converted into an eating and drinking establishment that derives more than 60% of its gross income from the sale of malt beverages, wine or distilled spirits. Property is located at **34 Irby Avenue, N.W.**, fronting 32.15 feet on the north side of Irby Avenue and beginning approximately 64.17 feet north of the northeast intersection of Irby Avenue and Early Street. Zoned C-3 (Commercial Residential) District. Land Lot 99 of the 17th District, Fulton County, Georgia.

Owner: First Securities and Exchange, LLP.
Council District 8, NPU-B

- V-10-089** Application of **Matt Hoots** for a variance to reduce the side yard setback from 7 feet to 3.2 feet to allow for a deck addition to a single family house. Property is located at **691 Yorkshire Drive, N.E.**, fronting 55 feet on the south side of Yorkshire Drive and beginning approximately 865 feet east of the southeast intersection of Yorkshire Drive and Monroe Drive. Zoned R-4 District (Residential). Land Lot 52 of the 14th District, Fulton County, Georgia.

Owner: Chris Brennan
Council District 6, NPU-F

Deferred Cases

- V-10-019** Application of **Christopher Caragher** for a variance from zoning regulations to reduce the rear yard setback from 25 feet (required) to 0 feet (as per special yards 16-28.007(5) (f) to allow for the construction of a radio tower (pending approval of U-10-004). Property is located at **1955 Monroe Drive, N.E.**, fronting 37.6 feet on the east side of Monroe Drive and beginning approximately 764.7 feet north of the northeast intersection of Monroe Drive and Wimbledon Road. Zoned O-I (to be used for commercial purposes). Land Lot 57 of the 17th District, Fulton County, Georgia.

Owner: The American Red Cross
Council District 6, NPU-F

- V-10-030** Application of **Monica Zanger** for a special exception from zoning regulations to reduce the onsite parking requirements from 190 spaces to 47 on site spaces and provide 28 spaces within 500 feet of the primary use for the conversion of an office/warehouse into

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, July 8, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

an event facility. Property is located at **409 Bishop Street, N.W.**, fronting 100 feet on the north side of Bishop Street beginning approximately 450 feet northwest of the northwest intersection of Bishop Street and Mecaslin Street. Zoned I-1 (to be for commercial purposes) District. Land Lot 148 of the 17th District, Fulton County, Georgia.

Owner: Keith Summerour
Council District 8, NPU-E

- V-10-051** Application of **Brooks Nicholson and Richard Phillips** for a variance to reduce the side yard setback from 7 feet to 0 feet for an open carport addition to an existing single family residence. Property is located at **2675 Birchwood Drive, N.E.**, fronting 75 feet on the east side of Birchwood Drive and beginning approximately 341.5 feet south of the southeast intersection of Birchwood Drive and East Wesley Road. Zoned R-4 (Residential) District. Land Lot 59 of the 17th District, Fulton County, Georgia.

Owner: Denys Gounot
Council District 7, NPU-B

- V-10-056** Application of **McAllister Mercer** for a special exception to: (1) allow a youth ministry on a lot less than one acre and (2) reduce the on site parking requirement from 87 spaces to 18 spaces for the conversion of an existing warehouse to a place of assemble (per V-05-224). Property is located at **987 Hollywood Road, N.W.**, fronting 242.1 feet on the north side of Hollywood Road and beginning at the north intersection of Hollywood Road and Mildred Place. Zoned C-1 (to be used for commercial purposes). Land Lot 248 of the 17th District, Fulton County, Georgia.

Owner: Hubert McConnell
Council District 9, NPU-J

- V-10-058** Application of **W.E. Carpenter** for a variance to reduce the front yard setback from 35 feet to 18 feet and to reduce the north side yard setback from 7 ft to 3 ft to make an addition to a single family house. Property is located at **1085 Lanier Boulevard, N.E.**, fronting 65 feet on the east side of Lanier Boulevard and beginning approximately 390 feet north of the northeast intersection of Lanier Boulevard and Los Angeles Avenue. Zoned R-4 (Residential). Land Lot 1 of the 14th District, Fulton County, Georgia.

Owner: W.E. Carpenter
Council District 6, NPU-F

- V-10-060** Application of **Christina Dauer** for a special exception to expand a legal non-conforming duplex. Property is located at **224 Lowry Street, N.E.**, fronting 45 feet on the south side of Lowry Street and beginning approximately 288 feet east of the southeast intersection of Lowry Street and LaFrance Street. Zoned R-5 (Residential) District. Land Lot 209 of the 15th District, DeKalb County, Georgia.

Owner: Christina Dauer
Council District 5, NPU-O

- V-10-071** Application of **Thomas DiGiavanni and Rex Bray** for a variance to reduce the front yard setback from 40 feet to 7 feet (southern parcel) and reduce the front yard setback from 40 feet to 6 feet (northern parcel) at Columbia Court (pending lot subdivision). The applicant also seeks a special exception to reduce the off-street parking requirement from

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Thursday, July 8, 2010 at 12:00 P.M.
COUNCIL CHAMBERS, SECOND FLOOR

100 spaces to 97 spaces for an existing multi-family residential building. The property is located at **1150 Astor Avenue, S.W.**, fronting 228 feet on the west side of Astor Avenue and beginning at the northwest intersection of Astor Avenue and Arrow Drive. Zoned RG-3-C (to be used for multi-family purposes). Land Lot 122 of the 14th District, Fulton County, Georgia.

Owner: Columbia at Sylvan Hills, L.P.
Council District 12, NPU-X